

## **AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, October 22, 2003**

### **DECISIONS 6:00 P.M. followed by HEARINGS**

**9-11 Aldersey St.** The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone.

**230 Somerville Ave.** Applicant & Owner TYR Two Realty Trust seeks a special permit to alter a nonconforming structure to convert the 2nd floor of an existing commercial building to 3 dwelling units (SZO §4.4.1). BA zone.

**205 Broadway** Applicant and Owner, Maurice Haddad seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district.

**745 Somerville Ave.** Applicant Porter Village LLC, Owner, Cedar Realty Trust, Agent, Richard G. DiGirolamo. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1), in order to add porches and a third floor addition to a residential structure. RB zone.

**751 & 751 Rear Somerville Ave.** Applicant: Porter Village LLC; Owner: Cedar Realty Trust; Agent: Richard G. DiGirolamo. The Applicant seeks two special permits to alter nonconforming structures (SZO §4.4.1), in order to add dormers, porches, and third floor additions to two separate residential structures on the lot. Residence B (RB) zoning district.

**44 Park St.** Applicant: 44 Park Street, LLC (formerly Emerald Development Group, Inc.); Owner: Maldemar, LLC. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to Affordable Housing under the SZO, §13.5. RC zone.

**15 Jackson Road:** Applicant & Owner, Alcindo Leite seeks a variance from fence dimensional requirements (SZO §10.7.1) to legalize a 7' tall fence. RB zone.

**51 Warren Street:** Applicant, Antonio Pereira, Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone.

**83 Willow Avenue** Applicant & Owner, Ashraf Hegazy. The Applicant seeks a special permit for relief from one required parking space (SZO §9.13.a), in order to convert from three to four dwelling units. RC zone.

**ZBA 10/22/03**